

# Property Tax Payments, 2002-2003 - Steuben County -

*Indiana Legislative Services Agency*

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The Indiana Supreme Court found Indiana's true tax value assessment rules to be unconstitutional in December 1998. Major changes in property tax payments in each county from 2002 to 2003 were caused by several factors, including:

- The move from the old true tax value assessment rules to the new market-oriented rules during the 2002-2003 property tax reassessment.
- Tax levy increases by local taxing units, which are influenced by spending and the availability of other revenue sources.
- The tax restructuring provisions enacted by the General Assembly in 2002 to help mitigate some of the effects of the assessment changes.

The General Assembly's restructuring provisions increased state tax credits statewide in 2003 from \$1.12 billion to \$1.87 billion, an increase of approximately \$748 million. In Steuben County, state tax credits

*State Tax Credits Increased in Steuben County from \$5.9 Million in 2002 to \$11.4 Million in 2003.*

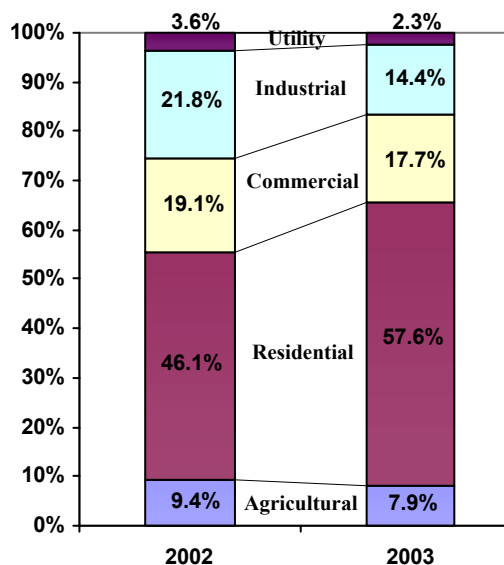
**Table 1. Changes in AV and Tax Bills by Property Class for Steuben County, 2002-2003.**

Property Class	Change In		
	Total Gross AV	Net AV	Net Tax Bill
Agricultural	90.7%	77.4%	-18.5%
Residential (All)	179.6%	167.3%	21.6%
Homestead Only	153.2%	120.1%	3.4%
Commercial	62.3%	62.4%	-9.5%
Industrial	17.8%	15.1%	-35.8%
Utility	14.0%	14.0%	-37.3%
Avg. All Classes	113.2%	105.0%	-2.8%

increased from \$5.9 million to \$11.4 million, an increase of \$5.5 million. This paper provides a brief summary of how these factors changed property tax liabilities in Steuben County.

**Tax Shifts.** Steuben County saw a property tax shift from businesses and agricultural property owners to residential property owners. Tax bills paid by residential property owners increased, while tax bills paid by agricultural, commercial, industrial, and utility property owners decreased (see Table 1). [Restructuring also incorporated an increase in the Utility Receipts Tax to compensate for reduced property tax payments by utilities.] The reason for these shifts between classes of property was that the total of real plus personal property assessed values (AV) of residential property increased more than the assessed values of business and agricultural property. Gross assessed values of residential property almost tripled. Agricultural and commercial assessments rose less. Utility and industrial assessments rose much less. These figures include the

**Figure 1. Share of Net Property Tax Billings in Steuben County.**



\* May not total 100% due to taxes paid by exempt/undefined parcels.

effects of new construction, demolition and remodeling of property, as well as the effects of reassessment, tax restructuring and levy increases.

*Homeowners and Renters.* The residential property type includes both homestead and non-homestead residential property. Owners of residential homesteads in Steuben County saw their tax bills increase by a smaller amount than the average residential property increase, while agricultural homestead tax bills declined. A property is eligible for the homestead deduction and credit if it is occupied by its owner and is the owner's primary residence. The increase in the homestead deduction from \$6,000 to \$35,000 is the reason that residential net assessed value rose so much less than gross assessed value.

Tax bills on non-homestead residential property, which is primarily rental property, increased much more than for homestead property. Taxes rose because rental assessments increased as much as homestead assessments, but rental property was not eligible for the homestead deduction or homestead credit.

Table 2 shows tax changes for comparable properties, those with physical features that were unchanged from 2002 to 2003. In Steuben County, two-thirds of residential property owners (including both homeowners and rental property owners) saw tax bill increases in 2003. Separately, more two-thirds of homestead owners saw decreases.

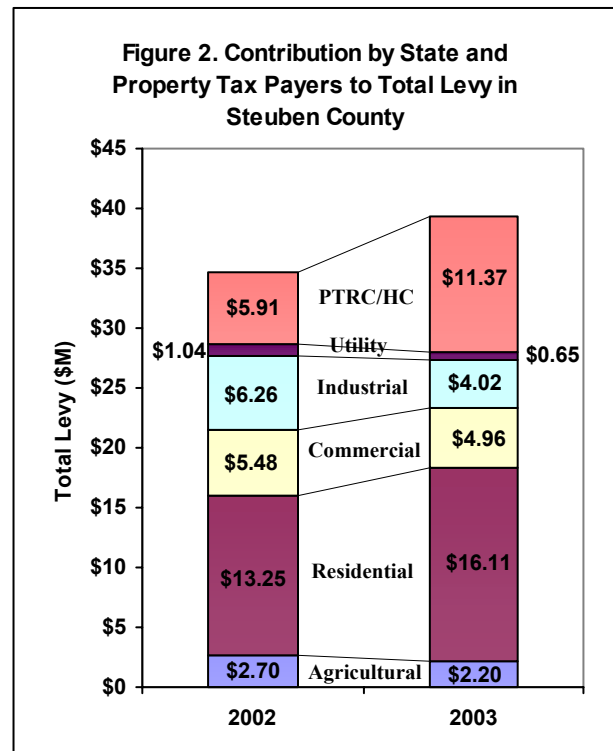
<b>Table 2. Distribution of Net Tax Changes on Comparable Residential Property in Steuben County.</b>				
	<b>Residential - Actual -</b>	<b>Homestead - Actual -</b>	<b>Residential - NO Levy Change -</b>	<b>Homestead - NO Levy Change -</b>
<b>Increased</b>	66.7%	30.2%	61.1%	22.1%
<b>Decreased</b>	33.3%	69.8%	38.9%	77.9%
<b>Increased 100% or More</b>	29.1%	4.4%	24.3%	3.3%
<b>Decreased 25% or More</b>	19.2%	39.0%	24.7%	53.9%
<b>Average Change (\$)</b>	\$104	\$66	\$46	-\$150
<b>Average Change (%)</b>	24.7%	-8.2%	11.0%	-18.7%
* Percentages represent the percentage of parcels affected.				

Not all of the tax bill change was due to reassessment and tax restructuring. Some was due to increases in the tax levies of local units of government. Table 2 shows estimates of what would have happened had tax levies remained unchanged. The estimates are made by recalculating tax rates for 2003 using tax levies from 2002.

With no levy changes, more than half of all residential property owners would have seen tax increases, and fewer than half would have seen tax decreases. For homesteads, a little more than one-fifth would have seen increases, while almost four-fifths would have seen decreases. Apart from levy increases, reassessment and restructuring reduced the taxes of significantly more homeowners than they increased.

*Agriculture.* Taxes on agricultural property in Steuben County declined. Overall, agricultural business taxes agricultural homestead taxes fell by similar amounts. The net assessed value on non-homestead agricultural real property almost doubled. This reflects the 112% increase in the base rate of farm land, from \$495 to \$1,050 per acre. Agricultural net personal property assessments increased by a small amount.

*Business.* Taxes on business property fell in Steuben



County because assessed values rose much less than residential assessments. Business real property was assessed closer to the market value standard under the old assessment rules than was residential property. Consequently, the shift to market value assessment increased business assessments less. The general rise in assessed values in Steuben County reduced tax rates, and this cut tax bills for owners of property with smaller assessment increases, like businesses.

**Tax Restructuring.** The tax restructuring of 2002 made significant changes to property tax assessments, deductions, credits, and hence to overall tax payments. Restructuring reversed personal property rule changes which the Department of Local Government Finance had put in place. It replaced one tax break for homeowners, known as the shelter allowance, with a larger (in most cases) homestead deduction. Restructuring also increased property tax replacement credits (PTRC) from the existing 20% credit. PTRC on school general fund levies is now 60% for all property. A 20% PTRC is paid to real property owners on civil levies plus the remaining school general fund levies (after the 60% credit). Restructuring also raised the homestead credit to 20% of net qualifying levies, instead of allowing it to revert to 4% of gross qualifying levies in 2003. Figure 2 shows the net levies paid by each property classification along with the PTRC and state homestead credit contributions. The contribution to local levies in Steuben County by PTRC and state homestead credit payments increased by approximately 92%, from \$5.9 million to \$11.4 million.

Table 3 shows estimates of how Steuben County tax bills would have changed for each property type had tax restructuring not been adopted. Tax increases for residential property would have been particularly large. The increases in the homestead deduction and PTRC in the tax restructuring reduced the size of these tax increases. Steuben County residential property taxes still increased because the reassessment business-to-residential tax shift, plus the increase in the tax levy, was not fully offset by the rise in the homestead deduction and higher state PTRC payments. The larger PTRC payments are also responsible for increasing the tax cuts received by commercial and industrial property. The percentage changes in the "With Restructuring" column of Table 3 correspond to the changes in the net levies in Figure 2.

<b>Table 3. Effect of Tax Restructuring on Tax Bills by Property Type in Steuben County, 2002-2003.</b>			
<b>Property Type</b>	<b>No Restructuring (Estimated)</b>	<b>With Restructuring (Actual)</b>	<b>Difference</b>
Agricultural	3.7%	-18.5%	-22.2%
Residential (All)	55.5%	21.6%	-34.0%
Homestead Only	60.2%	3.4%	-56.8%
Commercial	-3.3%	-9.5%	-6.2%
Industrial	-32.4%	-35.8%	-3.3%
Utility	-39.0%	-37.3%	1.7%

**List of Attached Summary Tables.** Four summary tables are attached to provide additional information regarding assessed values and taxes by property class.

*Summary Table 1: Comparison of 2002 and 2003 Net Property Tax Billings by Property Classification.* This table summarizes net tax billings for real and personal property by property class. Additional information is provided for subclasses such as homesteads, agricultural homesteads, agricultural land, and rental properties.

*Summary Table 2: Comparison of 2002 and 2003 Net Assessed Value by Property Classification.* This table summarizes net assessed values for the same property classes described in Summary Table 1.

*Summary Table 3: Changes in Assessed Values, Deductions, Credits, and Net Levies.* This table summarizes the county-wide changes in tax bill components from 2002 to 2003 for real and personal property by property class.

*Summary Table 4: Residential Property Summary.* This table summarizes the assessed value and net tax changes from 2002 to 2003 for residential property. The table includes a distribution of net tax changes for comparable residential properties and for the homestead component of residential property. The table also depicts the distribution of changes as if there were no levy increase in 2003.

**Steuben County**  
**Changes in Assessed Values, Deductions, Credits and Net Levies**  
**Pay 2002 - Pay 2003**

	<b>Total</b>	<b>Agriculture</b>	<b>Residential</b>	<b>Res-Hmstd</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Utility</b>
<b>Pay 2002</b>							
Real Gross Assessed Value	1,082,407,325	139,494,528	705,161,871	348,901,977	134,706,666	100,555,269	2,488,991
Real Deductions	83,602,485	9,251,643	57,518,071	57,518,071	2,520,526	14,312,245	0
Real Net Assessed Value	998,804,840	130,242,885	647,643,800	291,383,906	132,186,140	86,243,024	2,488,991
Personal Gross Assd. Value	354,938,420	10,096,310	11,041,470	0	100,614,912	188,391,759	44,793,969
Personal Deductions	21,274,918	0	7,460	0	4,167,218	17,100,240	0
Personal Net Assd. Value	333,663,502	10,096,310	11,034,010	0	96,447,694	171,291,519	44,793,969
Total Gross Assessed Value	1,437,345,745	149,590,838	716,203,341	348,901,977	235,321,578	288,947,027	47,282,960
Total Deductions	104,877,403	9,251,643	57,525,531	57,518,071	6,687,744	31,412,485	0
Total Net Assessed Value	1,332,468,342	140,339,195	658,677,810	291,383,906	228,633,834	257,534,542	47,282,960
Gross Levy	34,560,970	3,251,050	16,280,577	7,346,264	6,418,717	7,393,825	1,216,800
PTRC (Calculated)	5,020,778	460,866	2,322,823	1,040,275	933,845	1,129,912	173,332
State/County Homestead Cr. (Calculated)	795,424	89,049	706,375	706,375	0	0	0
Net Levy	28,744,768	2,701,135	13,251,380	5,599,615	5,484,872	6,263,913	1,043,468
<b>Pay 2003</b>							
Real Gross Assessed Value	2,670,732,070	274,372,226	1,992,635,185	883,452,592	262,112,729	137,219,023	4,392,907
Real Deductions	305,556,325	36,349,079	242,020,069	242,020,069	8,835,046	18,349,270	2,861
Real Net Assessed Value	2,365,175,745	238,023,147	1,750,615,116	641,432,523	253,277,683	118,869,753	4,390,046
Personal Gross Assd. Value	393,637,361	10,954,967	10,086,581	0	119,922,872	203,161,666	49,511,275
Personal Deductions	27,584,470	0	400	0	1,902,710	25,681,360	0
Personal Net Assd. Value	366,052,891	10,954,967	10,086,181	0	118,020,162	177,480,306	49,511,275
Total Gross Assessed Value	3,064,369,431	285,327,193	2,002,721,766	883,452,592	382,035,600	340,380,690	53,904,182
Total Deductions	333,140,795	36,349,079	242,020,469	242,020,069	10,737,756	44,030,630	2,861
Total Net Assessed Value	2,731,228,636	248,978,114	1,760,701,297	641,432,523	371,297,844	296,350,060	53,901,321
Gross Levy	39,242,743	3,228,119	23,706,642	9,030,555	6,431,134	5,066,964	809,883
PTRC (Calculated)	10,572,048	964,470	6,943,476	2,584,846	1,466,264	1,042,536	155,303
State/County Homestead Cr. (Calculated)	717,647	62,032	655,615	655,615	0	0	0
Net Levy	27,953,048	2,201,618	16,107,551	5,790,093	4,964,871	4,024,428	654,581
<b>COMPARISONS</b>							
Net Levy Percent Change	-2.8%	-18.5%	21.6%	3.4%	-9.5%	-35.8%	-37.3%
<b>Contributions to Tax Bill Changes, 2002-2003</b>							
<b>Percent Changes</b>	<b>Total</b>	<b>Agriculture</b>	<b>Residential</b>	<b>Res-Hmstd</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Utility</b>
Gross Real AV	146.7%	96.7%	182.6%	153.2%	94.6%	36.5%	76.5%
Gross Personal AV	10.9%	8.5%	-8.6%	0.0%	19.2%	7.8%	10.5%
Total Gross Assessed Value	113.2%	90.7%	179.6%	153.2%	62.3%	17.8%	14.0%
Net Assessed Value	105.0%	77.4%	167.3%	120.1%	62.4%	15.1%	14.0%
Gross Levy	13.5%	-0.7%	45.6%	22.9%	0.2%	-31.5%	-33.4%
Net Levy	-2.8%	-18.5%	21.6%	3.4%	-9.5%	-35.8%	-37.3%
<b>Actual State Credits, 2002 and 2003</b>							
	<b>2002</b>	<b>2003</b>	<b>Change</b>	<b>Change%</b>			
PTRC (Abstract)	5,031,158	10,603,780	5,572,621	110.8%			
State Homestead Cr. (Abstract)	883,382	763,973	-119,409	-13.5%			
Total State Credits (Abstract)	5,914,540	11,367,753	5,453,213	92.2%			

**Comparison of 2002 and 2003 Net Property Tax Billings\***  
**(Scaled to Abstract Values)**  
**By Property Classification\*\***  
**Steuben County**

Property Classification	2002 Net Tax	2003 Net Tax	Difference***	Change***	2002 % of Total Real + Pers	2003 % of Total Real + Pers	Change
<b><u>Real + Personal</u></b>							
Agricultural	2,701,135	2,201,618	-499,517	-18.5%	9.4%	7.9%	-1.5%
Residential	13,251,380	16,107,551	2,856,171	21.6%	46.1%	57.6%	11.5%
Commercial	5,484,872	4,964,871	-520,001	-9.5%	19.1%	17.7%	-1.3%
Industrial	6,263,913	4,024,428	-2,239,485	-35.8%	21.8%	14.4%	-7.4%
Utility	1,043,468	654,581	-388,887	-37.3%	3.6%	2.3%	-1.3%
Exempt	29,951	34,868	4,917	16.4%	0.1%	0.1%	0.0%
Undefined	0	0	0		0.0%	0.0%	0.0%
Total	28,774,719	27,987,917	-786,802	-2.7%	100.0%	100.0%	0.0%
<b><u>Real Property Only</u></b>							
Agricultural	2,499,838	2,087,156	-412,682	-16.5%	8.7%	7.5%	-1.2%
Residential	13,031,561	16,017,180	2,985,619	22.9%	45.3%	57.2%	11.9%
Commercial	3,177,583	3,171,468	-6,115	-0.2%	11.0%	11.3%	0.3%
Industrial	2,125,512	1,517,224	-608,288	-28.6%	7.4%	5.4%	-2.0%
Utility	61,913	58,838	-3,075	-5.0%	0.2%	0.2%	0.0%
Exempt	29,951	34,868	4,917	16.4%	0.1%	0.1%	0.0%
Undefined	0	0	0		0.0%	0.0%	0.0%
Total	20,926,358	22,886,734	1,960,376	9.4%	72.7%	81.8%	9.0%
Agricultural Homesteads	1,113,995	895,478	-218,517	-19.6%	3.9%	3.2%	-0.7%
Residential Homesteads	5,599,615	5,790,093	190,478	3.4%	19.5%	20.7%	1.2%
Total Homesteads	6,713,610	6,685,571	-28,039	-0.4%	23.3%	23.9%	0.6%
Non-Homestead Residential	7,431,946	10,227,087	2,795,141	37.6%	25.8%	36.5%	10.7%
Apartments (Over 4 Units)	215,970	203,120	-12,850	-5.9%	0.8%	0.7%	0.0%
<b><u>Personal Property Only</u></b>							
Agricultural	201,297	114,461	-86,836	-43.1%	0.7%	0.4%	-0.3%
Residential	219,819	90,371	-129,448	-58.9%	0.8%	0.3%	-0.4%
Commercial	2,307,290	1,793,402	-513,888	-22.3%	8.0%	6.4%	-1.6%
Industrial	4,138,401	2,507,204	-1,631,197	-39.4%	14.4%	9.0%	-5.4%
Utility	981,555	595,743	-385,812	-39.3%	3.4%	2.1%	-1.3%
Total	7,848,362	5,101,181	-2,747,181	-35.0%	27.3%	18.2%	-9.0%
Total Depreciables	5,497,350	3,781,251	-1,716,099	-31.2%	19.1%	13.5%	-5.6%
Total Inventory	2,131,193	1,229,560	-901,633	-42.3%	7.4%	4.4%	-3.0%
<b><u>Agricultural Only</u></b>							
Ag Non-Hmstd Real	1,385,843	1,191,678	-194,165	-14.0%	4.8%	4.3%	-0.6%
Ag Personal	201,297	114,461	-86,836	-43.1%	0.7%	0.4%	-0.3%
Total Ag Business	1,587,140	1,306,139	-281,001	-17.7%	5.5%	4.7%	-0.8%
Ag Homesteads	1,113,995	895,478	-218,517	-19.6%	3.9%	3.2%	-0.7%

\* "Tax billings" for real property refers to the net taxes charged per the parcel level data received from county auditors and assessors, scaled to values reported on the county auditor's abstract.

\* "Tax billings" for personal property refers to the net taxes charged on the personal property assessed value reported on the county auditor's abstract.

\*\* Property class was determined using a combination of county auditor parcel-level real property tax data, county assessor parcel-level real property assessment data, county auditor abstracts, Form 15 personal property assessment data, business and farmer's personal property tax returns over \$150,000 AV, and state distributable utility tax returns.

\*\*\* Net tax changes from 2002 to 2003 include effects of changes in assessment methods, local levies, real property physical characteristics, property use, personal property held or acquired, deductions, and credits.

**Comparison of 2002 and 2003 Net Assessed Value\***  
**(Scaled to Abstract Values)**  
**By Property Classification\*\***  
**Steuben County**

Property Classification	2002 Net AV	2003 Net AV	Difference***	Change***	2002 % of Total Real + Pers	2003 % of Total Real + Pers	Change
<b><u>Real + Personal</u></b>							
Agricultural	140,339,195	248,978,114	108,638,919	77.4%	10.5%	9.1%	-1.4%
Residential	658,677,810	1,760,701,297	1,102,023,487	167.3%	49.4%	64.4%	15.0%
Commercial	228,633,834	371,297,844	142,664,010	62.4%	17.1%	13.6%	-3.6%
Industrial	257,534,542	296,350,060	38,815,518	15.1%	19.3%	10.8%	-8.5%
Utility	47,282,960	53,901,321	6,618,361	14.0%	3.5%	2.0%	-1.6%
Exempt	1,100,985	2,931,500	1,830,515	166.3%	0.1%	0.1%	0.0%
Undefined	0	0	0		0.0%	0.0%	0.0%
Total	1,333,569,326	2,734,160,136	1,400,590,810	105.0%	100.0%	100.0%	0.0%
<b><u>Real Property Only</u></b>							
Agricultural	130,242,885	238,023,147	107,780,262	82.8%	9.8%	8.7%	-1.1%
Residential	647,643,800	1,750,615,116	1,102,971,316	170.3%	48.6%	64.0%	15.5%
Commercial	132,186,140	253,277,683	121,091,543	91.6%	9.9%	9.3%	-0.6%
Industrial	86,243,024	118,869,753	32,626,729	37.8%	6.5%	4.3%	-2.1%
Utility	2,488,991	4,390,046	1,901,055	76.4%	0.2%	0.2%	0.0%
Exempt	1,100,985	2,931,500	1,830,515	166.3%	0.1%	0.1%	0.0%
Undefined	0	0	0		0.0%	0.0%	0.0%
Total	999,905,825	2,368,107,245	1,368,201,420	136.8%	75.0%	86.6%	11.6%
Agricultural Homesteads	60,463,468	106,380,811	45,917,343	75.9%	4.5%	3.9%	-0.6%
Residential Homesteads	291,383,906	641,432,523	350,048,617	120.1%	21.8%	23.5%	1.6%
Total Homesteads	351,847,374	747,813,334	395,965,960	112.5%	26.4%	27.4%	1.0%
Non-Homestead Residential	356,259,894	1,109,182,593	752,922,699	211.3%	26.7%	40.6%	13.9%
Apartments (Over 4 Units)	8,058,195	13,720,178	5,661,983	70.3%	0.6%	0.5%	-0.1%
<b><u>Personal Property Only</u></b>							
Agricultural	10,096,310	10,954,967	858,657	8.5%	0.8%	0.4%	-0.4%
Residential	11,034,010	10,086,181	-947,829	-8.6%	0.8%	0.4%	-0.5%
Commercial	96,447,694	118,020,162	21,572,468	22.4%	7.2%	4.3%	-2.9%
Industrial	171,291,519	177,480,306	6,188,787	3.6%	12.8%	6.5%	-6.4%
Utility	44,793,969	49,511,275	4,717,306	10.5%	3.4%	1.8%	-1.5%
Total	333,663,502	366,052,891	32,389,389	9.7%	25.0%	13.4%	-11.6%
Total Depreciables	233,813,088	271,509,929	37,696,841	16.1%	17.5%	9.9%	-7.6%
Total Inventory	88,816,404	84,456,781	-4,359,623	-4.9%	6.7%	3.1%	-3.6%
<b><u>Agricultural Only</u></b>							
Ag Non-Hmstd Real	69,779,417	131,642,336	61,862,919	88.7%	5.2%	4.8%	-0.4%
Ag Personal	10,096,310	10,954,967	858,657	8.5%	0.8%	0.4%	-0.4%
Total Ag Business	79,875,727	142,597,303	62,721,576	78.5%	6.0%	5.2%	-0.8%
Ag Homesteads	60,463,468	106,380,811	45,917,343	75.9%	4.5%	3.9%	-0.6%

\* "Net Assessed Value" for real property refers to the gross AV less deductions per the parcel level data received from county auditors and assessors, scaled to values reported on the county auditor's abstract.

\* "Net Assessed Value" for personal property refers to the gross personal property assessed value reported on the county auditor's abstract less the deductions reported on the abstract.

\*\* Property class was determined using a combination of county auditor parcel-level real property tax data, county assessor parcel-level real property assessment data, county auditor abstracts, Form 15 personal property assessment data, business and farmer's personal property tax returns over \$150,000 AV, and state distributable utility tax returns.

\*\*\* Net AV changes from 2002 to 2003 include effects of changes in assessment methods, real property physical characteristics, property use, personal property held or acquired, and deductions.

**Steuben County  
Residential Property Summary  
2003 Reassessment**

<b>Property Type</b>	<b>Change in Gross AV 2001 to 2003</b>	<b>Change in Net AV 2001 to 2003</b>	<b>Change in Net Tax 2002 to 2003</b>	<b>Change in Net Tax With NO Cert. Levy Chg. 2002 to 2003</b>
All Real Residential Properties	201%	187%	31%	16%
Comparable Residential Real Prop.	188%	175%	25%	11%
Comparable Homesteads	140%	100%	-8%	-19%

**Distribution of Net Tax Changes on Comparable Residential Property**

<b>% Change</b>		<b>2002 to 2003 Actual Bills All Residential Property</b>		<b>2002 to 2003 Actual Bills Homesteads Only</b>		<b>2002 to 2003 Recomputed Bills With NO Certified Levy Change All Residential Property</b>		<b>2002 to 2003 Recomputed Bills With NO Certified Levy Change Homesteads</b>	
Over	300%	2,657	9.3%	76	1.0%	1,850	6.5%	51	0.7%
200% to	300%	1,870	6.5%	54	0.7%	1,801	6.3%	48	0.7%
100% to	200%	3,795	13.3%	196	2.7%	3,276	11.5%	136	1.9%
50% to	100%	3,974	13.9%	400	5.5%	3,644	12.7%	292	4.0%
25% to	50%	2,678	9.4%	428	5.9%	2,709	9.5%	331	4.6%
10% to	25%	1,951	6.8%	518	7.1%	1,859	6.5%	346	4.8%
5% to	10%	607	2.1%	198	2.7%	755	2.6%	168	2.3%
0 to	5%	1,523	5.3%	324	4.5%	1,571	5.5%	231	3.2%
0 to	-5%	743	2.6%	351	4.8%	718	2.5%	231	3.2%
-5% to	-10%	847	3.0%	381	5.2%	721	2.5%	250	3.4%
-10% to	-25%	2,453	8.6%	1,504	20.7%	2,603	9.1%	1,260	17.3%
-25% to	-50%	3,508	12.3%	2,236	30.8%	4,330	15.1%	2,936	40.4%
Below	-50%	1,975	6.9%	597	8.2%	2,744	9.6%	983	13.5%
		28,581	100.0%	7,263	100.0%	28,581	100.0%	7,263	100.0%
<b>Parcels With Increases</b>		<b>19,055</b>	<b>66.7%</b>	<b>2,194</b>	<b>30.2%</b>	<b>17,465</b>	<b>61.1%</b>	<b>1,603</b>	<b>22.1%</b>
<b>Parcels With Reductions</b>		<b>9,526</b>	<b>33.3%</b>	<b>5,069</b>	<b>69.8%</b>	<b>11,116</b>	<b>38.9%</b>	<b>5,660</b>	<b>77.9%</b>
<b>Average \$ Change</b>		<b>\$104</b>		<b>-\$66</b>		<b>\$46</b>		<b>-\$150</b>	
<b>Average % Change</b>		<b>24.7%</b>		<b>-8.2%</b>		<b>11.0%</b>		<b>-18.7%</b>	

"Comparable Properties" = Properties with a record in both years that have improvements in both years OR no improvements in both years.

Data Source: 2001 and 2003 County Parcel Tax Data - County Auditor and County Assessor

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